

B-3396 - B-3398

1845-1872

1032-1018 Riverside Ave. (West side)

Baltimore, Md.

Private access

1030-1032 Riverside Ave. is a pair of three story, two bay wide brick houses with gable roofs, whose combined first floor area now serves as a corner tavern. The houses were built in the late 1840's. To the north, at 1018-1028 Riverside Ave. there is a row of three story, two bay wide brick houses with shed roofs and bracketed cornices, built as a unit in the early 1870's by John Knoch, a local house builder, for Nicholas Popplein.

# MARYLAND HISTORICAL TRUST

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

### 1 NAME

HISTORIC

AND/OR COMMON

### 2 LOCATION

STREET & NUMBER

1018-1026 Riverside Ave.

CITY, TOWN

CONGRESSIONAL DISTRICT

STATE

Baltimore

VICINITY OF

COUNTY

Maryland

### 3 CLASSIFICATION

#### CATEGORY

☐ DISTRICT  
☒ BUILDING(S)  
☐ STRUCTURE  
☐ SITE  
☐ OBJECT

#### OWNERSHIP

☐ PUBLIC  
☒ PRIVATE  
☐ BOTH

#### PUBLIC ACQUISITION

☐ IN PROCESS  
☐ BEING CONSIDERED

#### STATUS

☒ OCCUPIED  
☐ UNOCCUPIED  
☐ WORK IN PROGRESS  
**ACCESSIBLE**  
☒ YES: RESTRICTED  
☐ YES: UNRESTRICTED  
☐ NO

#### PRESENT USE

☐ AGRICULTURE ☐ MUSEUM  
☐ COMMERCIAL ☐ PARK  
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE  
☐ ENTERTAINMENT ☐ RELIGIOUS  
☐ GOVERNMENT ☐ SCIENTIFIC  
☐ INDUSTRIAL ☐ TRANSPORTATION  
☐ MILITARY ☐ OTHER

### 4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE  
Maryland 21202

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

B-3398

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED(rest)	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (1020,1026)	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

---

This group of five three story, two bay brick houses with shed roof and modillion cornices were built as a unit in the early 1870's. 1020 and 1026 Riverside Ave. have been covered with formstone.

The houses are three stories in height, 14' wide (except for 1018 which is 15' wide), and occupy lots 80' deep. Each house is two rooms deep and has a two story high, two bay deep rear addition. 1018 and 1020 Riverside have an extra two story high, one bay deep addition, followed by a one story high, one bay deep addition. 1022 Riverside has an extra one story high, two bay deep addition with a one bay deep second story frame bathroom addition which projects out over the rear yard. 1024 Riverside has an extra two story high, one bay deep addition, followed by a one story high, one bay deep section, and 1026 Riverside has no extra additions. The houses are constructed in running bond but 1020 and 1026 Riverside have been covered with formstone. The shed roof is capped by a continuous wooden cornice consisting of a deeply projecting crown molding supported by a row of grooved modillions bordered by a row of cut-work scallops and a row of pointed dentils, and set above a plain frieze area punctuated by a single molding strip. Two end brackets for the pair of houses 1024-1026 and two end brackets for the three houses 1018-1022 support the cornice. Each house has a rear end chimney located at the west end of the rear addition.

All of the door and window openings have splayed brick lintels and brick header sills. 1018 Riverside still retains the original 4/4 double hung sash in its window openings. 1024 Riverside has new 6/6 sash in all of its window openings. All of the remaining window openings are filled with 1/1 sash, except for the third floor windows of 1026 Riverside which are filled with 2/2 sash. 1018, 1022, and 1026 Riverside have modern flush doors; 1020 Riverside has a panel door with upper lights; and 1024 Riverside has a modern six panel door. All of the doors are set beneath single light transoms. The houses sit on fairly low basements, the entrances being reached by one brick steps at 1018 Riverside; two brick steps at 1020 Riverside; two stone steps at 1022; three brick steps at 1024; and three stone steps at 1026 Riverside Ave. An arched alleyway runs between 1020 and 1022 Riverside and between 1024 and 1026 Riverside Ave.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

B-3398

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1871-1872

BUILDER/ARCHITECT John Knoch (for Nicholas Popplein)

## STATEMENT OF SIGNIFICANCE

This group of houses is significant as being one of a fairly small group of large, Victorian-style houses built in the Federal Hill area to serve exclusively as residences. The houses were built in the 1870's to accomodate the rising number of middle-class residents in the area who had prospered at local trades and small businesses to the point where they could afford a large house with some stylistic pretensions. Apart from the shed roof and bracketed cornice, they houses were essentially the same as their gable-roofed predecessors, both in plan and facade details.

This particular row of houses was built by John Knoch, a local house carpenter, under contract to Nicholas Popplein, who was developing the entire eastern section of the block bounded by William St., Cross St., Riverside Ave., and Grindall St. Popplein sold the houses to individual owners. 1026 Riverside Ave. was sold to a John Wolf, a glass flattener, for \$1630.<sup>1</sup> 1024 Riverside was sold to a Henry Salgee, a cooper; 1022 Riverside was sold to Henry Collins, a laborer; 1020 Riverside was sold to Henry Grimmel, a butcher who had stalls in three city markets, including the Cross St. Market; and 1018 Riverside was sold to George Scheppach, a laborer, and later to Gottlieb Jerrentrupp, a tobaccionist.<sup>2</sup>

<sup>1</sup>Baltimore City Land Records, Liber GR 564, Folio 440; Baltimore City Directory, 1872, 73

<sup>2</sup>Ibid., Liber GR 609, Folio 338; GR 620, Folio 559; GR 634, Folio 502; GR 523, Folio 270; GR 664, Folio 392; B.C.D., 1872, 1873, 1874, 1879

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY 14' x 80' each (1020-1026); 15' x 80' (1018)

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust / Struever Bros. &amp; Eccles

DATE

5/79

STREET &amp; NUMBER

1745 Circle Rd.

TELEPHONE

CITY OR TOWN

Ruxton

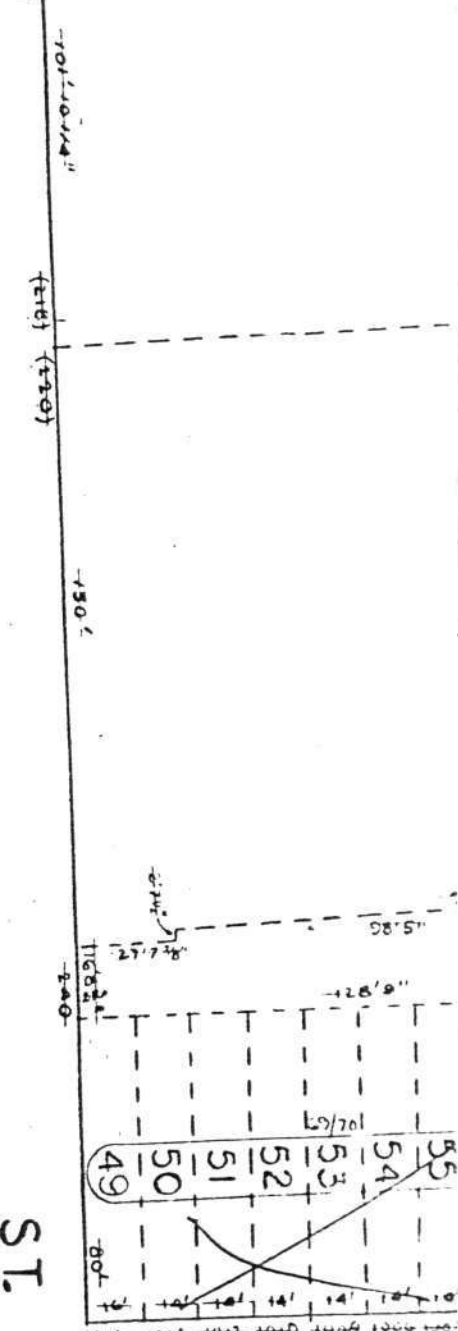
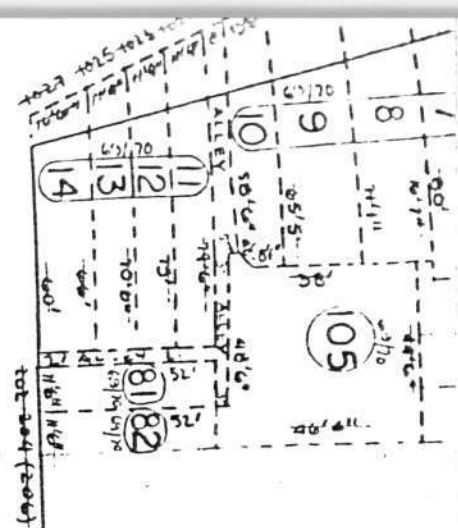
STATE

Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

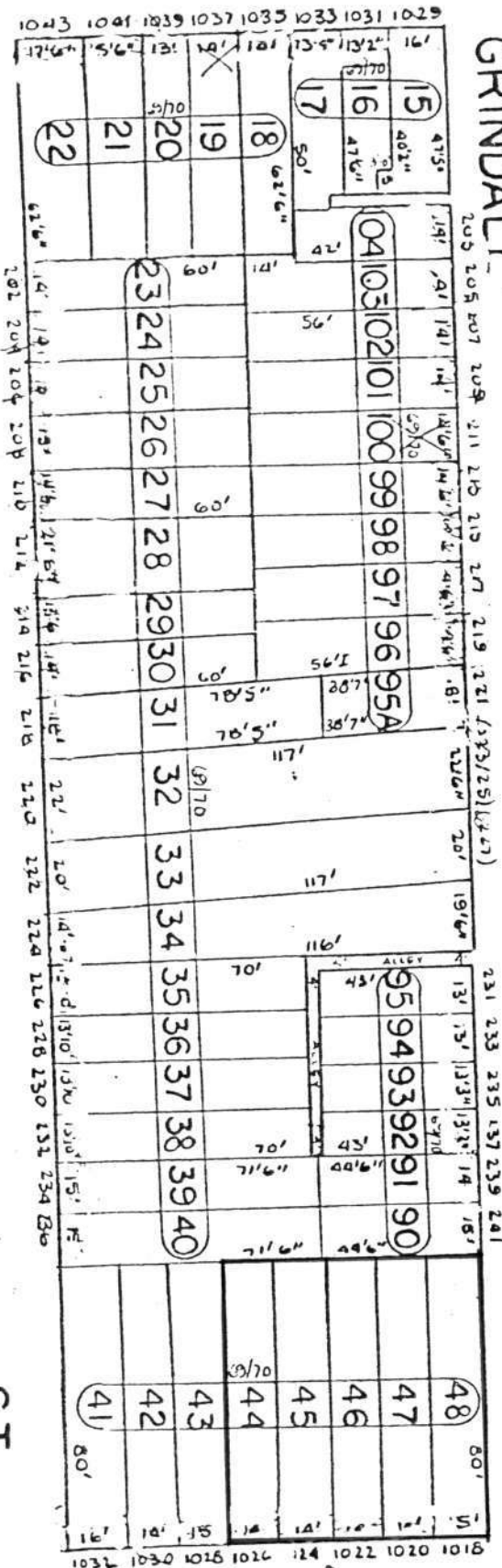
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438



WILLIAM

GRINDALI



E. CROSS

ST.

ST.

RIVERSIDE

B-3348

952

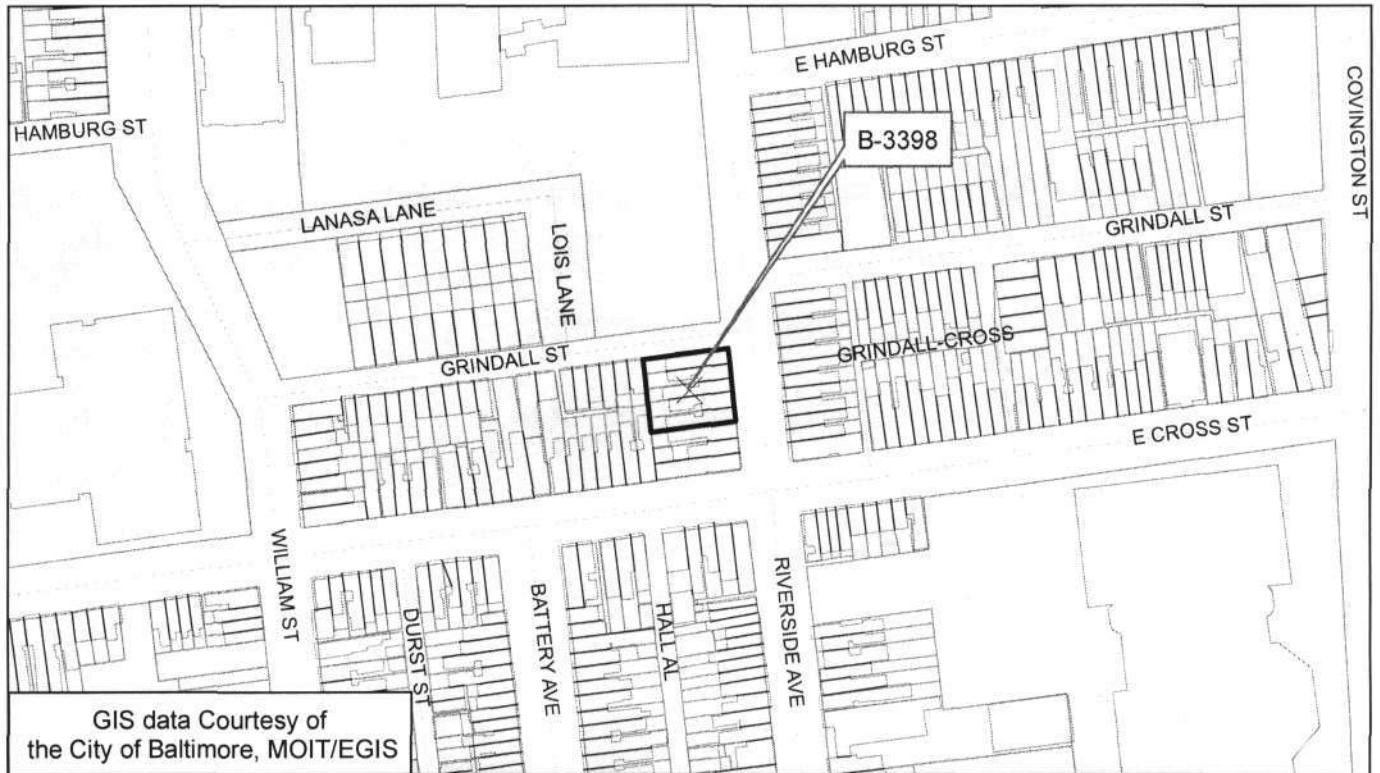
1918

SHEETS IN SET-3  
SHEET-3

24-1-937 For 69/70



B-3398  
1018-1026 Riverside Avenue  
Block 0937 Lots 048-044  
Baltimore City  
Baltimore East Quad.







B-3398      1018-1026 Riverside Ave.

M.E.H.      5/79

East and north elevations



B-3398

1018 Riverside Ave.

~~M.E.H.~~

5/79

East and north elevations